

MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
April 25, 2006
7:30 P.M.

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: ROBERT ABBOTT MEMBERS: LOLA FELLINGER, JIM GIBLIN, KEN LOMBARDI, DAVID C. MASCARO, ALEX MCKINDRA, STEVE WALLACE
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled. **An estimated time allotment for each public hearing item is indicated in italics.**

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS

PUBLIC COMMENT

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

APPROVAL OF MINUTES

[February 14](#), and [March 28, 2006](#)

PUBLIC HEARINGS

1. TTM 05-001, RAINBOW ESTATES TENTATIVE TRACT MAP, 265 OAK PARK LANE (*45 minutes*)

The applicant, Lenox Homes, is requesting approval of a Tentative Tract Map to create five new parcels on 2.24-acre parcel. The five proposed parcels range in gross lot area, from 13,156 square feet to 25,532 square feet, and range in net lot area from 10,695 square feet to 24,001 square feet. The five parcels are proposed to be accessed via Rainbow Lane. The subject site, addressed as 265 Oak Park Lane, consists of approximately 97,695 square feet, and is located south of Oak Park Boulevard, on the east side of Rainbow Lane. Assessor's Parcel Number is 170-030-012.

[Staff Report](#)

<u>Attachment A</u>	<u>Attachment F</u>
<u>Attachment B</u>	<u>Attachment G</u>
<u>Attachment C</u>	<u>Attachment H</u>
<u>Attachment D</u>	<u>Attachment I</u>
<u>Attachment E</u>	<u>Attachment J</u>

Property Owner: Tre Bernard & Margrate Dathe Trust, Robert P. Dathe / Applicant: Curt Blomstrand, Lenox Homes

2. DP 05-002, UP 05-005, BACK FORTY TEXAS BARBEQUE RESTAURANT AND CATERING SERVICE AMENDED DEVELOPMENT PLAN AND USE PERMIT, 100 COGGINS DRIVE (45 minutes)

The applicants are requesting entitlements to establish a restaurant with reduced on-site parking at 100 Coggins Drive, site of the future Back Forty Texas BBQ restaurant. The applicant is proposing to amend the existing (and previously approved) Development Plan permit and Use Permit by: 1) increasing the floor area of the second floor from approximately 1,300 to 4,500 square feet for special event dining, and 2) approval of a parking management plan which provides for on-site parking that is less than the minimum amount required by the zoning ordinance. Assessor's Parcel Number: 148-100-039.

[Staff Report](#)

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<u>Attachment D</u>	<u>Attachment H</u>

Property Owner: Erb Brothers Development LLC / Applicant: Todd Poliskin, Kahn Design Associates

DISCUSSION ITEMS

1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

2. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON MAY 9, 2006

The next meeting of the Planning Commission will be a regular meeting on Tuesday, May 9, 2006. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

[Draft Agenda](#)

COMMISSIONER COMMENTS AND ANNOUNCEMENTS

Adjourn to a regular meeting of the Planning Commission on May 9, 2006, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.